


Garage/Carport:	Attached 2 Car Garage	Attached 2 Car Garage	Attached 2 Car Garage	Attached 2 Car Garage	Attached 3 Car Garage	Attached 2 Car Garage	Attached 2 Car Garage
Pool/Spa/Fireplace:	None	1	None	None	None	None	None
Price per sq. ft.:	\$	\$73	\$71	\$71	\$90	\$77	\$67

Sold Comp 1 Comments: This property is similar in style and size. Similar in condition and superior in age.							
Sold Comp 2 Comments: This property is slightly inferior in size. Similar in room count and style.							
Sold Comp 3 Comments: This property is inferior in size. Similar in condition and style. Similar in room count.							
Listed Comp 1 Comments: This property is inferior in age. Similar in size and inferior without a basement.							
Listed Comp 2 Comments: This property is superior with a finished basement. Inferior in size. Similar in room count.							
Listed Comp 3 Comments: This property is superior in bathroom count. Inferior in size and similar in condition and style.							
BROKER COMMENTS							
Subject Comments: The subject is in good condition and appears to be well maintained. The property conforms well to the market area in style and size. There is no evident damage to the exterior of the subject.							
Neighborhood Comments: The properties in the subject's neighborhood are in good condition and appear to be well maintained. The median home values in the area have been stable over the last six months. The inventory of distressed sales has declined over the last six months. The sales inventory has increased over the last six months.							
Condition/Repair: None noted.							
PRICE OPINION							
Typical Market Time:	Quick Sale Price: \$175,000	As Is Sale Price \$195,000	As Is List Price \$199,900	Repair Estimate \$	Quick Sale Repaired Price \$175,000	Repaired Sale Price \$195,000	Repaired List Price \$199,900
Pricing Strategy							
The value provided is based on the most similar comparables utilized within the report and current market conditions.							
QC Review							
The as is sale price is bracketed by sold comps 1 and 2. AVE search has produced similar comps supporting the value provided by the agent. SD 8/19/13							
Broker's Signature							
				08/12/2013			
Brandon Peoples				Date			
Broker Address	1670 Fishinger Rd., Columbus, OH 43221			Broker Fax	3304970881	Broker Email	brandonleepeoples@gmail.com

By completing this report, the Broker certifies that they have completed a site inspection of the subject property and that subject photos were taken at the time of inspection.

DISCLOSURE: This is a comparative market analysis, not an appraisal, and should not be used for lending purposes. Therefore, it is not intended to be an appraisal of the market value of the property and as such does not comply with USPAP standards. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained.

This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.

Please explain: Listed 1 has exceeded lot size variance of 1.5 times (+/-) subject	I searched a distance of at least 1 miles, gla +/- 20% sqft, similar lot size, and up to 12 months in time. Results: No other sales data that matched gla, lot size, or condition were considered applicable in regards to distance to subject 3 month date of sale parameter 90 DOM requirement and still be within 15% tolerance range. Therefore I was forced to use what was available and the comparables selected were considered to be the best available.
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Subject Front



Subject Front Side 1



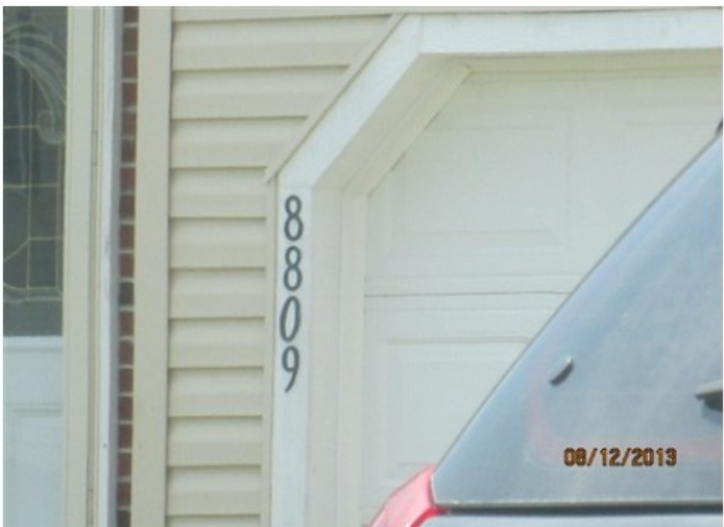
Subject Front Side 2



Subject Street Scene 1



Subject Street Scene 2



Subject Address verification



Subject Other



Subject Other



Sold Comp 1



Sold Comp 2



Sold Comp 3



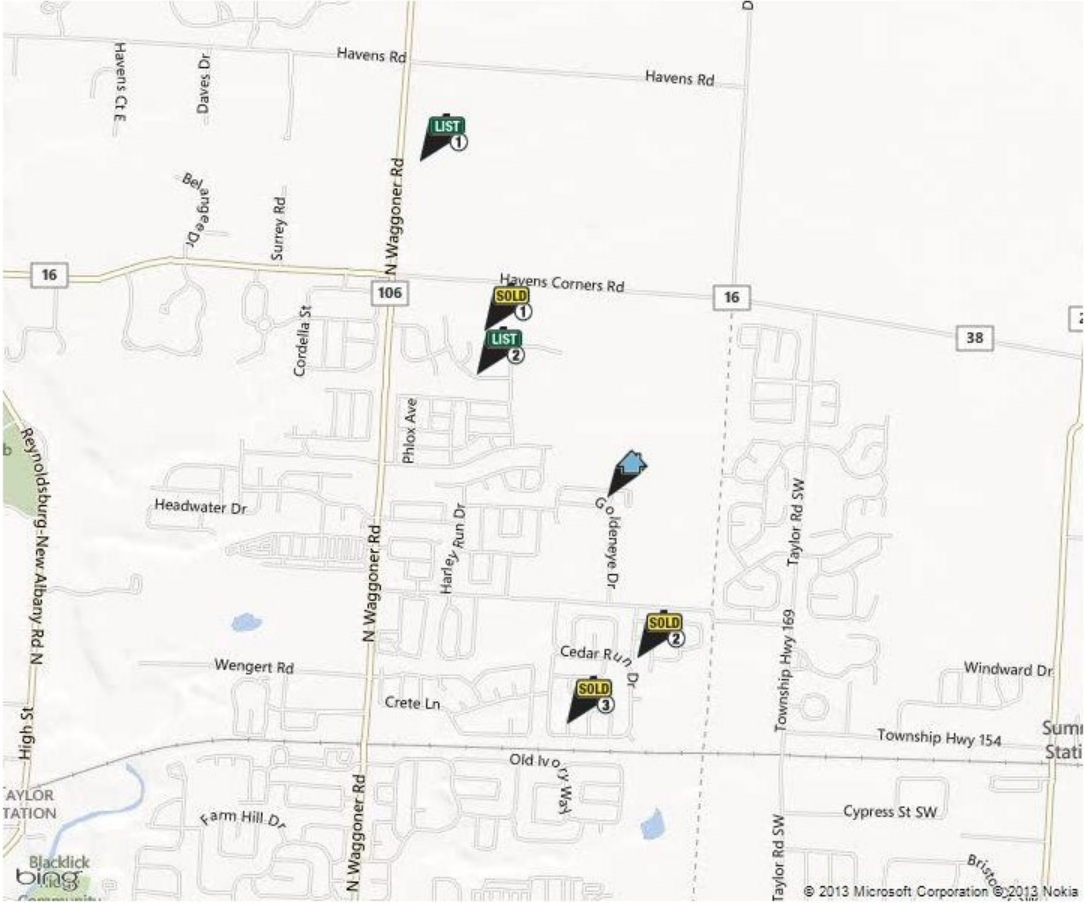
Listing Comp 1



Listing Comp 2



Listing Comp 3



	Subject	0.00 Miles	8809 GREYLAG LOOP, BLACKLICK, OH 43004
	Listing 1	1.17 Miles	3440 N Waggoner Rd , Blacklick, OH 43004
	Listing 2	0.55 Miles	1541 Morrison Farms Dr , Blacklick, OH 43004
	Listing 3	0.70 Miles	192 Windward Dr , Blacklick, OH 43004
	Sale 1	0.63 Miles	7842 NARROWLEAF CT , Blacklick, OH 43004
	Sale 2	0.49 Miles	724 Lilly Landing Ln , Blacklick, OH 43004
	Sale 3	0.70 Miles	8492 Haleigh Woods Dr , Blacklick, OH 43004